

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	June 27, 2011		
Project Name:	2011 Comprehensive Plan Amendments		
Owner:	N/A		
Applicant:	City of Renton		
Contact:	Chip Vincent, Planning Director, City of Renton		
File Number:	LUA11-036, ECF		
Project Manager:	Kris Sorensen, Associate Planner		
Project Summary:	2011 Comprehensive Plan Amendments - Include the following items: M-01 Vantage Glen Mobile Home Park, M-02 City Center (<i>changed to T-08 below</i>), M-05 Barbee Mill, M-06 Duvall, T-01 Sustainability, T-02 GMA Review, T-03 Transportation Element, T-04 Complete Streets, T-05 Economic Development Element, T-06 Landscaping, T-07 Assisted Living Density Bonus in Residential Low Density (RLD) designation, and T-08 City Center.		
Project Location:	Citywide for all items except the three rezones: M-01 Vantage Glen Mobile Home Park: PID 3223059020, Zip code 98055; M-05 Barbee Mill: Kenndale area, Zip code 98056; M-06 Duvall Property: 1625 Duvall Ave NE, Zip code 98059		
Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	N/A	Total Building Area GSF:	N/A
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).		

PART ONE: PROJECT DESCRIPTION / BACKGROUND

1. **#2011-M-01: Vantage Glen Mobile Home Park** - Rezone a vacant parcel, between the Vantage Glen Mobile Home Park and a Fred Meyer Shopping Center, from Residential Mobile Home Park (RMH) to Residential Multi-Family (RM-F). The request was made in order to reflect a recent short plat by, and accommodate a development proposal for, the King County Housing Authority.
2. **#2011-M-02: City Center (*Changed to T-08*)** - See below T-08.
3. **#2011-M-05: Barbee Mill** - This request was made by Conner Homes at Barbee Mill. The request is to rezone all the lots, within their ownership, located in the Barbee Mill subdivision from Commercial, Office, Residential (COR) to Residential 10 (R-10) or Residential 14 (R-14). Staff expanded the request to include the entire Barbee Mill development and recommends re-designation to RMD or CV land use designation and R-10 or R-14 zoning. The existing densities at Barbee Mill are approximately 6 dwellings units per acre.

4. #2011-M-06: Duvall - This request was made by David and Marsha Rockabrand. The request is to rezone a single lot located in the southeast corner of the intersection of Duvall Ave. NE and NE 17th St. from Residential 8 (R-8) to Commercial Arterial (CA). The lot currently contains a non-conforming business and the property owner would like to bring this business into conformity and have the opportunity to redevelop with a mixed-use development.
5. #2011-T-01: Sustainability - Add sustainability related language to the Vision and Mission sections to mirror Renton's sustainability policies and programming to include a new supportive bullet for the Vision. Update the Mission statement to reflect Business Plan.
6. #2011-T-02: GMA Review - Update the plan to reflect new GMA targets. Since the last update to the Comprehensive Plan, the City has new Household Employment projections, as well as, new census data/information that needs to be included in the Plan.
7. #2011-T-03: Transportation Element - Begin phased amendments to element as part of the State mandated update. This year's amendments include: the 20 year list of planned improvements to arterials, a new statement about the RapidRide F line, and updated language to ensure the element is current.
8. #2011-T-04: Complete Streets - Add a new goal to the Transportation Element as recommended during the update of street development standards in 2009-2010 to reflect complete streets language as supported by transportation, land use, and other City policies.
9. #2011-T-05: Economic Development Element - Update the Economic Development Element policies in order to reflect current strategies for creating, maintaining, and broadening the City's economic base.
10. #2011-T-06: Landscaping - Amend the policies to omit references to a non-existent "City-wide Landscaping Plan" and other very minor housekeeping changes to the landscape policies.
11. #2011-T-07: Assisted Living Density Bonus in RLD - Update the policies for the Residential Low Density designation to explicitly allow for uses such as assisted living, which result in densities higher than what is normally allowed in this designation.
12. #2011-T-08: City Center (was M-02) - Add a new subsection to the Community Planning element of the Comprehensive Plan titled Adopted Community Plans which states that the City Center Community Plan was adopted by Resolution, the date of adoption, and states where full copies of the plan are available.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

1. None required for this non-project action.

C. Exhibits

- | | |
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| Exhibit 1 | M-01 Vantage Glen Mobile Home Park- Vicinity Map |
| Exhibit 2 | M-05 Barbee Mill- Vicinity Map |
| Exhibit 3 | M-06 Duvall- Vicinity Map |

D. Environmental Impacts

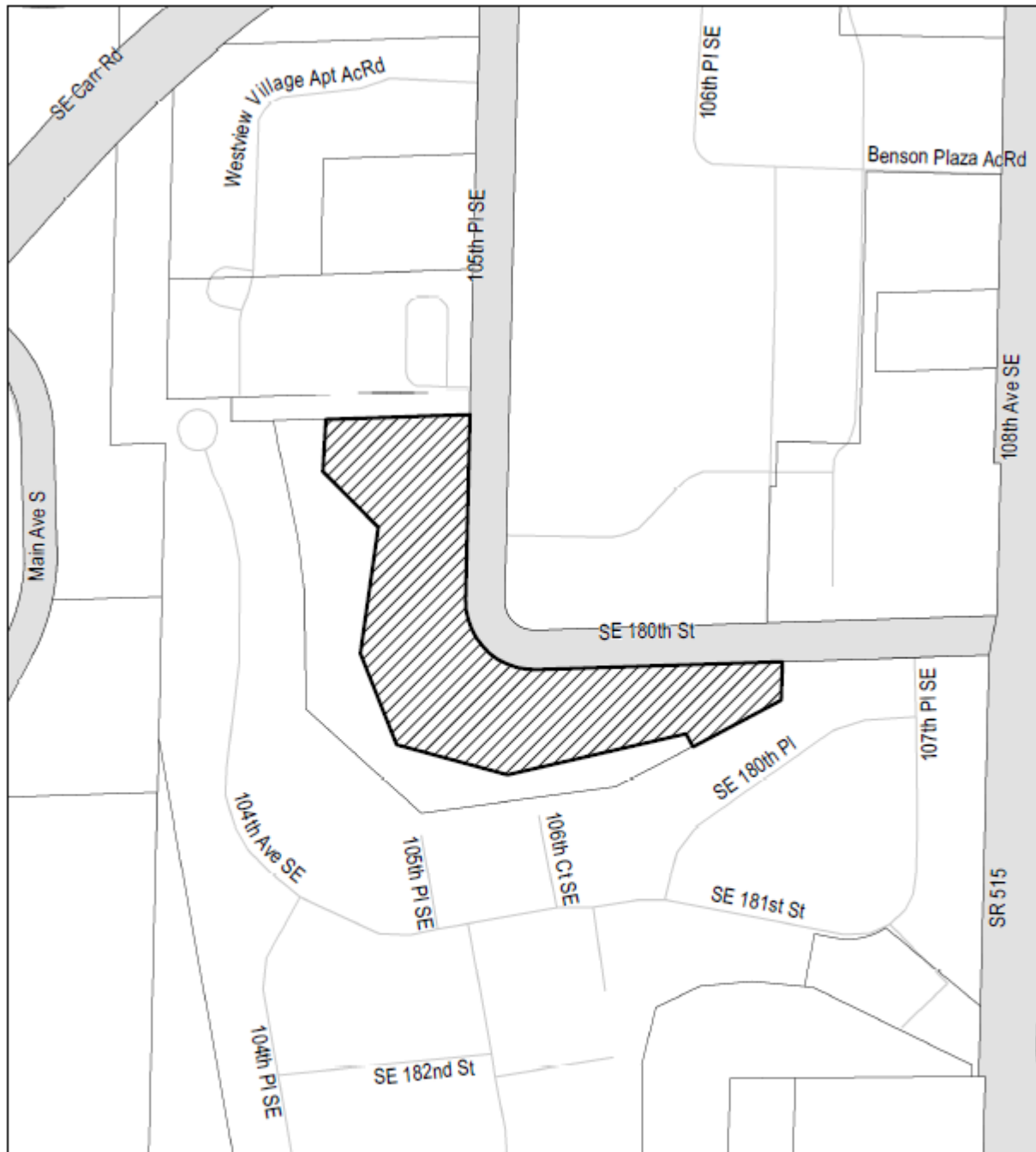
There are no environmental impacts that are anticipated to occur in conjunction with the proposal.

E. Comments of Reviewing Departments

The proposal will be circulated to City Department Division Reviewers and appropriate agencies. All substantive comments will be provided to the Responsible Officials for their consideration and possible recommendation that the comments be incorporated as "Advisory Notes to Applicant."

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, July 15, 2011.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

Exhibit 1

File: H:\CED\Planning\GIS\GIS_projects\complan_amendment\2011\cpe11_m01\MapDocs\cpe11_m01_vicinity_map.mxd

May 3, 2011

CPA 2011 - M01: Vantage Glen

Vicinity Map

0 170 340
1:2400 Feet

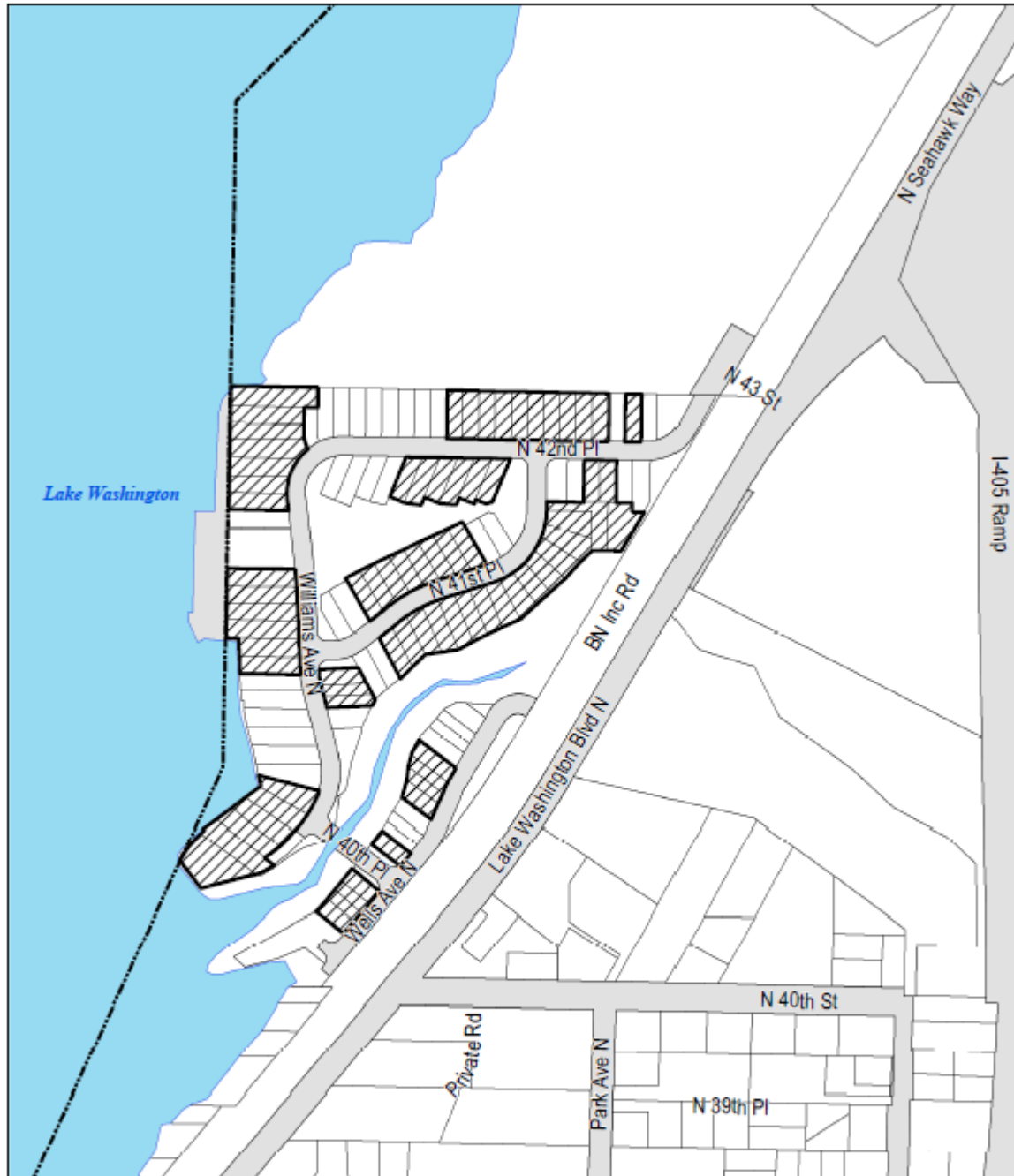


Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II

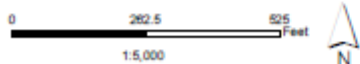


 cpa11 m01 Boundary

Exhibit 2



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CPA 2011 - M05: Barbee Mill
Vicinity Map

Community & Economic Development

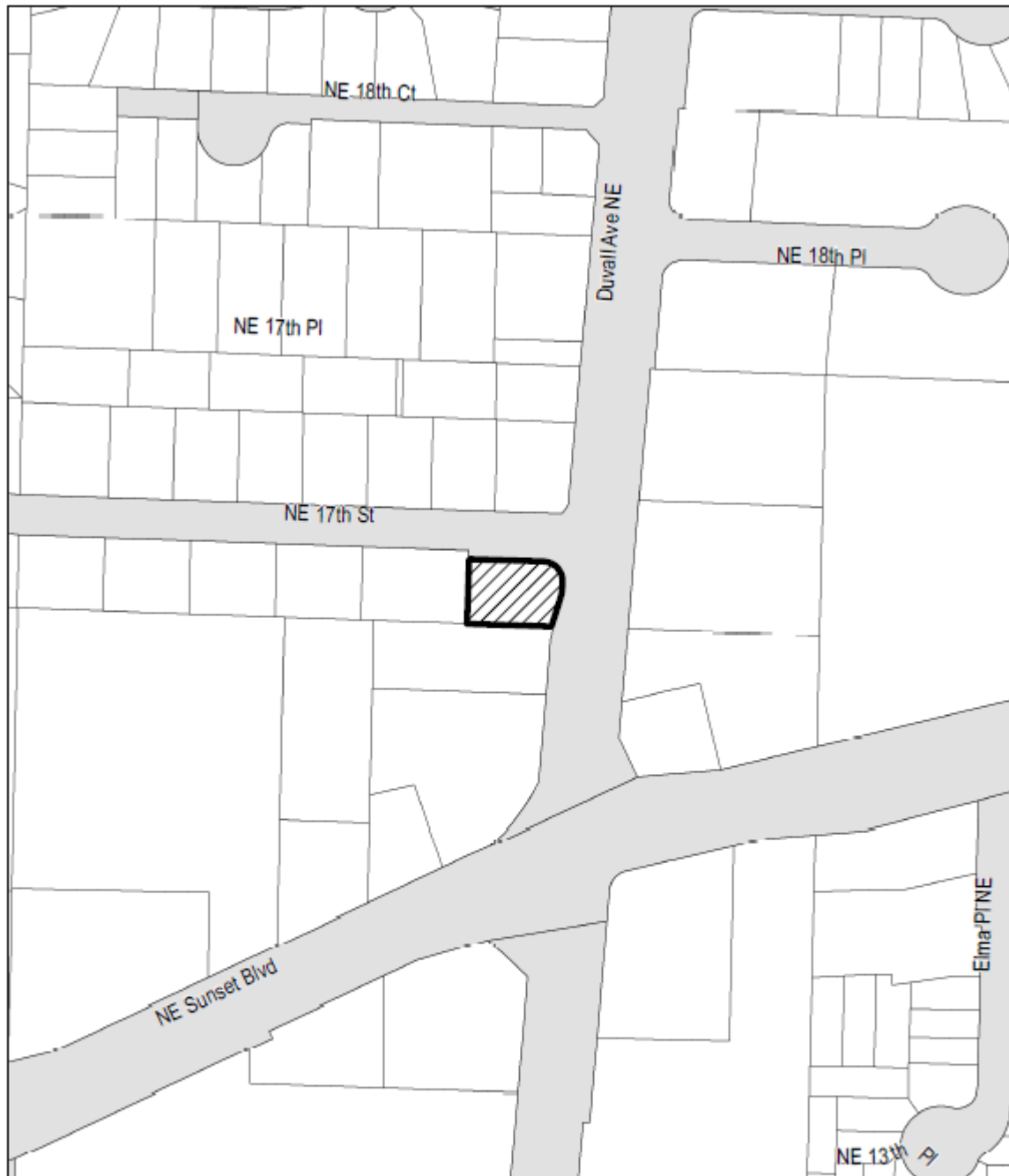
Alex Pietsch, Administrator

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cpa11 m05 Boundary

City Limits

Exhibit 3

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0 100 200 Feet
1:2000 N

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CPA 2011 - M06 Duvall
Parcel # 5169700129

Vicinity Map

 cpa11 m06 Boundary